



I. Identification:

This appeal is from (applicant's name)_	923 Central Avenue, LLC		
street address 923 Central Ave, V	Vestfield, New Jersey, 07090	telephone 908-232-2525	
e-mailactiveb@hotmail.com	fax		
for property in Westfield, NJ located at	t (street address) 923 Central Avenue		
II. To: (check one)			
[X] Planning Board Board Secretary: N Both Boards: 959	[] Board of Adjustment 1s. Linda Jacus 908-789-410 North Avenue West, Westfield, NJ 07090:	0 extension 4602 FAX 908-789-4113	
III. For a Hearing For: (Check all a	pplicable)		
Specific	Applicable Sections of the Westfield L.U. Submission Requirements Checklists	O. for: Procedures	
[X]*C variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14	
[] *D variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14	
[] Conceptual Site Plans & Subdivisions	9.04	8.07	
[] Minor Site Plan	9.02, 9.03, 9.08	8.06, 8.08, 8.13, 8.14, 8.23	
[] *Preliminary Major Site Plan	4.03C,9.02, 9.03, 9.09	4.04, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23	
[] Final Major Site Plan	9.02, 9.03, 9.10	8.06, 8.11	
[X] Minor Subdivision	9.02, 9.03, 9.05	8.01, 8.06, 8.09, 8.13, 8.14, 8.23	
[] *Preliminary Major Subdivision	4.03D,9.02, 9.03, 9.06	4.04, 8.01, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23	
[] Final Major Subdivision	9.02, 9.03, 9.07	8.06, 8.11	
[] **Conditional Use	9.02, 9.03	4.04, 8.06, 8.13, 8.14	
[] *Structure in street, drainage way, flood basin, reserved area	4.03F, 7.01E2	4.04, 7.01E, 8.04, 8.06, 8.13, 8.14 4.04, 701F, 8.04. 8.06, 8.13, 8.14	
[] *Structure on lot not abutting stree	t 7.01F2	4.04, 701F, 8.04. 8.06, 8.13, 8.14	ジ \
[] *Board of Adjustment "a" appeal/administrative officer error	7.02B2 & 3	7.02A & B, 8.04, 8.06, 8.13, 8.14	119
[] *Board of Adjustment "b" appeal/ interpretation ordinance/map	4.03B, 7.02C1 & 2 & 3	4.04, 7.02A & C, 8.04, 8.06, 8.13, 8.14	
[] Residential cluster	9.02, 9.03, 9.06, 8.12, 11.03F	8.13, 8.14	

IV. Application Description: Briefly describe the nature and scope of this application, including proposed uses and improvements. All subdivision appeals must state the present and proposed number of lots.									
The Applicant proposes to subdivide the existing lot, which is 100 feet wide, 173 feet deep and 17,375 square feet into two									
ots, 50 feet wide each with square footages of 8,702 and 8,673. The Applicant proposes to demolish the existing single family									
residence to and to construct a single family residence on each of the proposed lots.									
V. Reasons: Briefly summarize the reasons why you believe this appeal should be granted.									
See Statement of Principal Points attached									
VI. Property Description: Please provide the following information about the property, which is the subject of this appeal.									
•Enclose a scaleable (full size) copy of a location survey of the property; showing the surveyors name and license number, and date of survey,									
if this information is not otherwise provided on a site plan or subdivision plat. Survey can be no more than 2 years old.									
•Street address 923 Central Avenue									
Zone district RS-8 Block No 4813 Lot No 32									
•Dimensions of lot 100 foot width, 173.19 (check with EKA not 174.31) Area of lot 17,375 sq. ft.									
•Use of premises present Single Family Residential									
proposedSingle Family Residential									
The proposed use is: [x] permitted by ordinance [] a conditional use which has been granted by the Planning Board or Zoning Board of									
Adjustment [] a use permitted by variance [] a nonconforming (i.e. "grandfathered") use [] not a permitted use									
Name of Owner 923 Central Avenue, LLC Telephone No. 908-232-2525 Street address of Owner 923 Central Ave, Westfield, NJ 07090 Fax. No.									
Tax. No.									
•Does the above owner also own any property that abuts the subject property?									
[x] No [] Yes If yes, address:									
If yes, is the abutting property subject to the Loechner-Campoli rule of merger? [x] No[] Yes (If you don't know, check with the									
Tax Assessor in the Municipal Building.)									
•Are there any present deed restriction(s) which affect this property? [x] No [] Yes If yes, attach copy of deed, including language of restriction(s).									
•Are there any pending proceedings, concerning the property which is the subject of this application, before any federal, state, or local board of authority? [x] No [] Yes If yes, list here and attach a brief description of each.									
, , , , , , , , , , , , , , , , , , ,									



If applicant (or owner) is to be reinformation:	presented by an attorney,	please furnish the fo	llowing	
Attorney's nameSte	ephen F. Hehl, Esq		Telephone No	908-687-7000
Attorney's firm Javerb	aum, Wurgaft, Hicks, Kah	n, Wikstrom and Sin	ins Fax. No	908-687-7028
Street address37	0 Chestnut Street, Union,	New Jersey 07083		
their Attorney and the Zoning C during all daylight hours during	officer of the Town of West the pendency of this appl	stfield, NJ to enter up ication. Permission to the statements contain Signature of Applic	on the property who enter structures when the papers structure in the papers structure and the presence cant (in the presence	oard, and the Zoning Board of Adjustment nich is the subject of this application, will be given for a mutually agreeable time ubmitted herewith are true and correct. The of a Notary) The on behalf of 923 Central Avenue, LLC
Sworn and Subscribed to before me this 24th day of 10 10 10 10 10 10 10 10 10 10 10 10 10	\ \ \	Address:	923 Central Ave,	Westfield, New Jersey
Notary Public	Y O	-		2-2525
IX. Do not write in the follow TO BE COMPLETED BY TH To the best of my knowled	IE ZONING OFFICER:		correct.	
Municipal	lation notice, No	lo	_, copy enclosed.	
			Signature	
TO BE COMPLETED BY T	IE BOARD SECRETAF	RY:		
Has there been any previous ap [] No [] Yes		remises? ies of resolution(s)		
TO BE COMPLETED BY TI		ESIGNEE:		
Application accepted as comple	ete on 4/18/19		5200	and South
	•		Sign	ature

VII. Attorney Identification: Private individuals, or sole proprietors may represent themselves (i.e. present the application) before the

Board. All other categories of applicants must be represented by an attorney. (reference: 1998 Cox - pages 477 & 478)



Applicant: 923 Central Avenue, LLC

Address: 923 Central Avenue, Block 4813, Lot 32

Statement of Principal Points

The Applicant, 923 Central Avenue, LLC, seeks minor subdivision approval and bulk

variances for the property located at 923 Central Avenue, further identified as Block 4813, Lot 32

on the Tax Map of the Township of Westfield (hereinafter "Property"). The Property is located in

the RS-8 zone and is owned by the Applicant.

The Applicant proposes to subdivide the existing 17,375 square foot lot into to lots of 8,702

square feet for proposed Lot 32.02 and 8,673 square feet for proposed Lot 32.01, which is above

the minimum lot size for the zone of 8,000 square feet. The existing structure will be demolished

and one single-family residence constructed on each lot.

Although the minimum lot size conforms to the standard of the zone, the minimum lot area

at 134 feet of depth requires a variance as the zone requires 8,000 square feet and 6,700 is proposed

for each lot. Further, the minimum frontage and lot width is proposed to be 50 feet for each lot

where 60 feet is required. The frontage and width are consistent with many neighboring

properties. The depth of the lot exceeds that of many neighboring parcels.

Professional planning and engineering testimony will be offered to demonstrate that the benefits of

Applicant's proposal outweigh any perceived detriments. For these reasons, as well as those the Applicant

will introduce through testimony and other evidence at the hearing of this matter, the Planning Board should

grant the approvals/relief sought herein.

7/29/19

TOWN OF WESTFIELD

LIST OF EXISTING NON-CONFORMING ZONING CONDITIONS

Section 7.01B Review of existing non-conforming conditions in connection with applications for variances or for the direction of the issuance of certain permits.

In reviewing applications for variances or for the direction of the issuance of certain permits, the Board shall determine whether any existing non-conforming conditions involving the subject property will exacerbate, intensify, alter, affect or in some way result in a significant impact on the proposed use, structure or land. If the Board finds that no substantial impact or detriment will result, the Board shall so state in its findings of fact in the resolution for the application, without the need for such existing non-conforming conditions to meet the criteria established by N.J.S.A. 40:55D-34, 36, 51a, 51b, 70c and 70d and this ordinance for variances or exceptions. If the Board finds that substantial impacts or detriments will result, however, the application shall not be approved unless and until the applicant agrees to mitigate or eliminate such impacts or detriments to the maximum extent feasible.

The above shall not be construed to alter the review procedures not the criteria for granting variances or exceptions for violations proposed by the development or existing illegally on the subject property.

Note: This list must be consistent with the Variance Table, if otherwise required. None

1.	Section:	Nature of D	Nature of Deficiency:				
	Permitted:	Present:	Proposed:				
2.	Section:	Nature of D	eficiency:				
	Permitted:	Present:	Proposed:				
3.	Section:	Nature of D					
	Permitted:	Present:	Proposed:				
4.	Section:	Nature of D	eficiency:				
	Permitted:	Present:	Proposed:				
5.	Section:	Nature of D	Deficiency:				
	Permitted:	Present:	Proposed:				
6.	Section:	Nature of I	Deficiency:				
	Permitted:	Present:	Proposed:				

TOWN OF WESTFIELD

- 8 -

IELD T/29/19

LIST OF NEW C.40:55D-70 c AND d VARIANCES REQUESTED

SECTION 9.02: GENERAL REQUIREMENTS; SUPPORTING DOCUMENTATION

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans and conceptual subdivisions, shall be required to submit a statement indicating all of the provisions of the Land Use Ordinance from which a waiver or variance is sought.

Note: This list must be consistent with the Variance Table, if otherwise required. **See attached variance chart

1.	Section: § 11	.08.E.1		Nature	of Deficience	cy: Min Lot area within 134 Feet of Depth
	Permitted: 8	000 SF	Present: 1	3,400	Proposed: I	Lot 32.02 6,700 SF; Lot 32.01 6,700 SF
2.	Section: § 1	.08.E.2			Nature of D	Deficiency: Min Lot Width
	Permitted:	60 F	Present:	100 F	Pro	posed: Lot 32.02 50 F; Lot 32.01 50 SF
3.	Section: § 1					Deficiency: Min Lot Frontage
	, and the second					
	Permitted:	60 F	Present:	100 F	Pro	posed: Lot 32.02 50 F; Lot 32.01 50 SF
4.	Section: § 1		T TOSCITE.	1001		Deficiency: Maximum Driveway Width
••	3 2	, , , , ,				,
	D 144 . 4.	04 E-	. D	4 .	67 Frank	D
5.	Permitted: Section:	24 Fee	et Pre	sent:	57 Feet e of Deficien	Proposed: Lot 32.02 30 F; Lot 32.01 30 F
٥.	Section.			Natui	e of Deficien	icy.
	Permitted:		Pre	sent:		Proposed:
6.	Section:			Natur	e of Deficier	ncy:
	Permitted:		Pre	esent:		Proposed:
7.	Section:			Natur	re of Deficier	ncy:
	Permitted:		Pre	esent:		Proposed:
8.	Section:	Nature of Deficiency:				ncy:
	Permitted:		Pro	esent:		Proposed:
-	1 0					Troposod.

AND MUST BE SHOWN ON ALL REQUIRED SITE PLANS, SUBDIVISION PLANS, AND PLOT PLANS TOWN OF WESTFIELD REQUIREMENTS AND VARIANCES SUMMARY TABLE PER SECTION 911 B.7. PHIS TABLE MUST BE INCLUDED WITH ALL APPLICATIONS FOR "C" AND "D" VARIANCES,

The below regulations are for all RS, RM and P zones applications. All RA, O, CBD and GB zone applications use the "Bulk and Lot Regulations" for the zone.

ZONE:

APPLICANT:

STREET ADDRESS:

PROPOSED

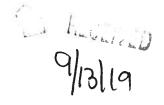
LOT No. 32.02 VARIANCE?* LOT No. 32.01 VARIANCE?* Z Z Z Z Z Z Z Z Z \succ USE SEPARATE COLUMN FOR EACH LOT 8,673 s.f 6,700 s.f. 173.19 35.10 71.05 31.97 36.6 31.3 n/a 20 50 n/a 10 20 30 Z Z Z Z Z Z \succ > Z Z > 8.702 s.f 6,700 s.f. 173.76 35.10 71.74 36.6 31.97 31.3 n/a 10 30 20 n/a 50 20 REQUIRED 8,000 s.f. 35.10 120 20 9 9 10 20 20 35 32 50 37 UNITS % % % بے f. Ħ. Ĥ. Ħ. بن بے ij Ĥ. % ij. ft. of depth Minimum front yard (per Sections 12.03C & D & E) § 11.08.E.10 | Maximum building coverage (without deck) Maximum FAR or total habitable floor area § 11.08.E.10 Maximum building coverage (with deck) Maximum all improvements coverage Other: Maximum Driveway Width **REGULATION** 134 Minimum Sideyard (Street) Minimum area within first Maximum building height Minimum gross area Minimum rear yard § 11.08.E.3 |Minimum frontage Minimum width § 11.08.E.4 |Minimum depth Other: Other: Other: Other: Other: Other: Other: Other: § 11.08.E.2 § 11.08.E.5 § 11.08.E.7 § 11.08.E.9 \$ 11.08.E.8 \$ 11.08.E.11 \$ 11.08.E.1 § 11.08.E.5 § 11.08.E.2 § 11.08.E.6 REG. NO § 17.05A

NOTE: This table must be consistent with the two variance lists, if they are included in the application.

^{*} Single star all variances which are new variances; i.e. are not pre-existing, non-conforming conditions which will continue.

Applicant: 923 Central Avenue, LLC Address: 923 Central Avenue, Block 4813, Lot 32

Section	Nature of Deficiency	Permitted	Existing	Proposed Lot 32.02	Proposed Lot 32.01	Variance/ Existing Non- Conformance
§ 11.08.E.1	Min Lot area within 134 Feet of Depth	8,000 sq ft	13,400 sq ft	6,700 sq. ft	6,700 sq ft	V
§ 11.08.E.2	Min Lot Width	60 feet	100 feet	50 feet	50 feet	V
§ 11.08.E.3	Min Lot Frontage	60 feet	100 feet	50 feet	50 feet	V
§ 17.05A	Max Driveway Width	24 feet	57 feet	30 feet	30 feet	V



TOWN OF WESTFIELD UNION COUNTY NEW JERSEY

AFFIDAVIT OF OWNERSHIP

	, of full age, being duly sworn
(Print Name) according to law, do hereby certify that I am the (chec the owner (as listed on the application form), of the fo within application to the Westfield Planning Board or	llowing property which is the subject of the
Block & Lot (s) Block 4813, Lot 32	*
Street Address(es) 923 Central Avenue, Westfield	
Check one:	
1. X As the owner (or officer of), I am the A	pplicant in the within application.
 As the owner (or officer of), I am not the consent to the within application and that the informations of my knowledge. I authorize the following entity this application: a. Authorized Individual/Entity: 	tion contained herein is true and correct to the y/individual to act as the Applicant in making
•	
b. Authorized Individual/Entity Interest in Proper	rty (i.e., Tenant, Contract Furchaser):
(Signature of	Owner/Officer of Owner)
Sworn and subscribed to	Owner/Officer of Owner)
before me on this <u>24th</u> day of <u>July</u> , 2019. Notary Public A. KORCUSKO NOTARY PUBLIC STATE OF NEW JERSEY	7/29/19
ID # 50063305	10.11

MY COMMISSION EXPIRES JUNE 28, 2022

Westfield, New Jersey



Block/Lot/Qual:	4813. 32.	Tax Account Id:	8100
Property Location:	923 CENTRAL AVE	Property Class:	2 - Residential
Owner Name/Address:	923 CENTRAL AVE LLC	Land Value:	436,100
ga e parejo da prima negaria negarianno de minimando hivir en v. de di en en recenta e vica (minima minima p p	923 CENTRAL AVE	Improvement Value:	34,400
	WESTFIELD, NJ 07090	Exempt Value:	0
		Total Assessed Value:	470,500
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

Make a Payment	View Tax	Rates View Cur	rent Bill Pro	ject Interest		
Year Due Date	Type	Billed	Balance	Interest	Total Due	Statu
2020 02/01/2020	Tax	2,528.94	2,528.94	0.00	2,528.94	OPE
2020 05/01/2020	Tax	2,528.94	2,528.94	0.00	2,528.94	OPE
Total 2020		5,057.88	5,057.88	0.00	5,057.88	
2019 02/01/2019	Tax	2,398.63	0.00	0.00	0.00	PAI
2019 05/01/2019	Tax	2,398.62	0.00	0.00	0.00	PAI
2019 08/01/2019	Tax	2,656.90	0.00	0.00	0.00	PA
2019 11/01/2019	Tax	2,661.60	2,661.60	0.00	2,661.60	OPE
Total 2019		10,115.75	2,661.60	0.00	2,661.60	
2018 02/01/2018	Tax	2,385.47	0.00	0.00	0.00	PA
2018 05/01/2018	Tax	2,385.47	0.00	0.00	0.00	PA
2018 08/01/2018	Tax	2,411.78	0.00	0.00	0.00	PA
2018 11/01/2018	Tax	2,411.78	0.00	0.00	0.00	PA
Total 2018		9,594.50	0.00	0.00	0.00	

Return to Home



7/25/2019 WIPP

Westfield, New Jersey



Block/Lot/Qual:	4813. 32.	Tax Account Id:	8100
Property Location:	923 CENTRAL AVE	Property Class:	2 - Residential
Owner Name/Address:	923 CENTRAL AVE LLC	Land Value:	436,100
	923 CENTRAL AVE	Improvement Value:	34,400
	WESTFIELD, NJ 07090	Exempt Value:	0
		Total Assessed Value:	470,500
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

Account Service Due Date Current Bill Current Balance Delinquent Balance Interest Total

9681-0 Sewer 04/01/2019 165.00 0.00 0.00 0.00 0.00 0.00 Account Total 165.00 0.00 0.00 0.00 0.00

Return to Home

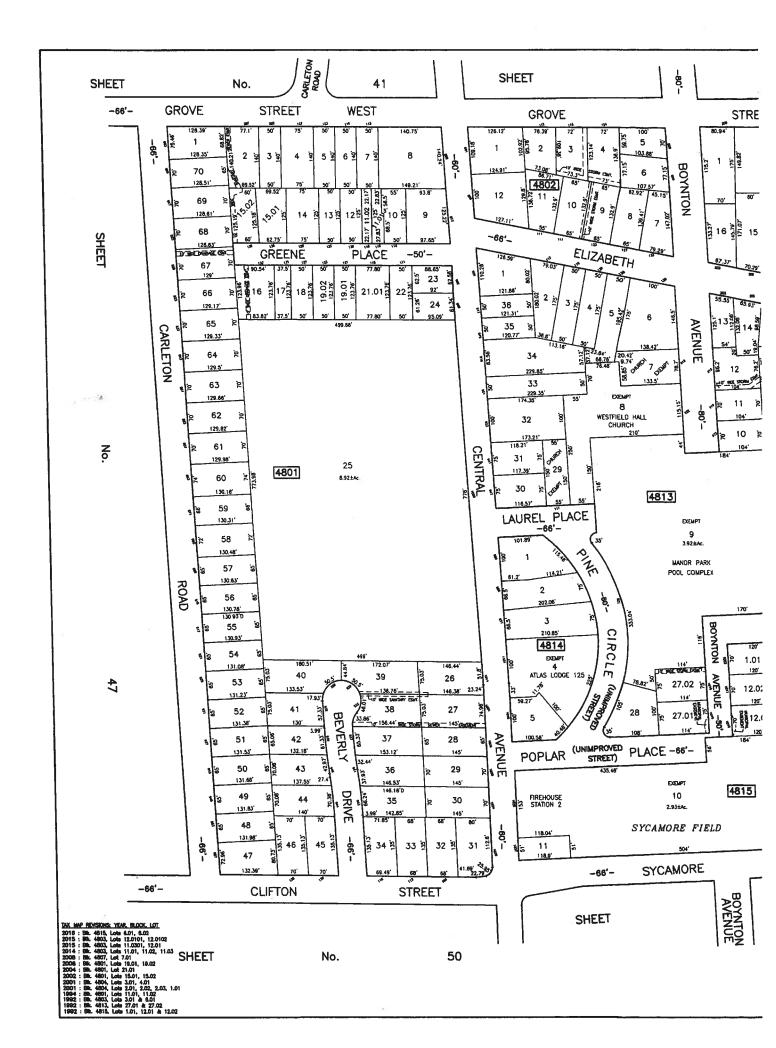
OWNER & ADDRESS REPORT

WESTFIELD

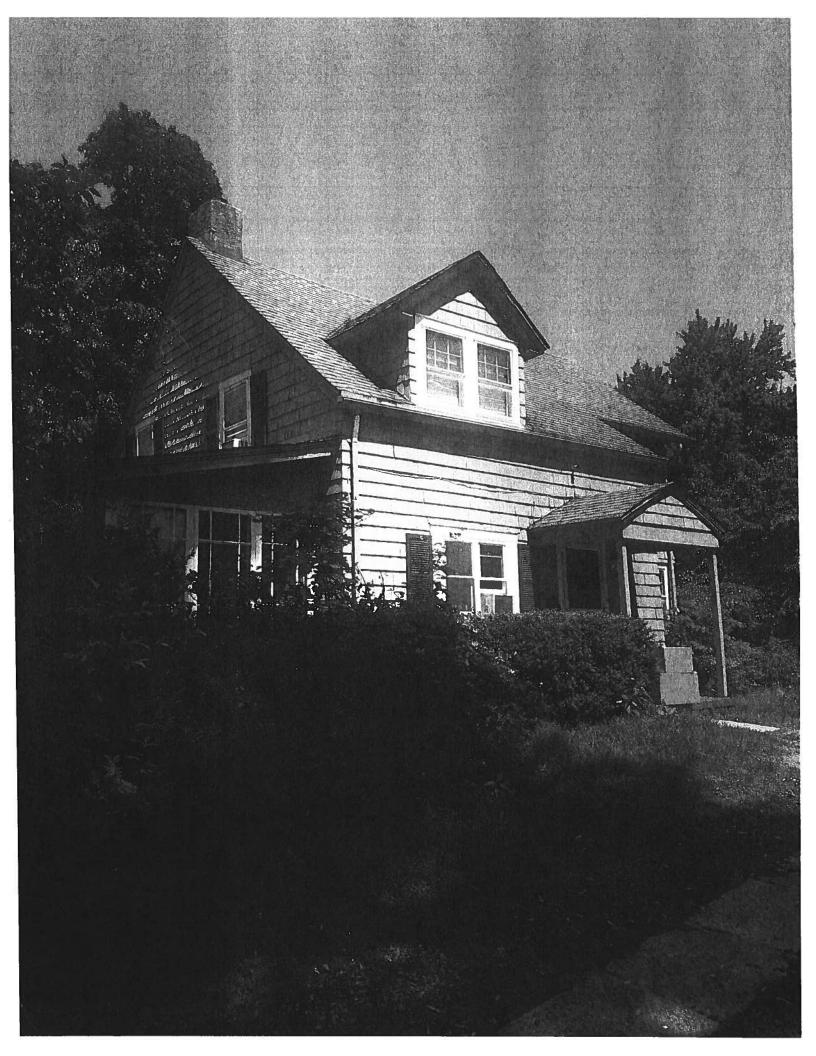
923 CENTRAL AVE

06/19/20 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'l Lots
4801	24	••••	2	SBORDONE, CARMEN 908 CENTRAL AVE	07090	908 CENTRAL AVE	
4801	25		4C	EAST COAST DUNCAN HILL, L 160 CLUBHOUSE RD KING OF PRUSSIA, PA	.LC 19406	1000 CENTRAL AVE	
4813	2		2	KARIRA, GAURAV & NAWANI, 112 ELIZABETH AVE WESTFIELD, NJ	MEENAKSHI 07090	112 ELIZABETH AVE	
4813	3		2	DIAZ, JOHN J 116 ELIZABETH AVE WESTFIELD, NJ	07090	116 ELIZABETH AVE	
4813	4		2	CHAFETZ, ERIC & SORAYA 120 ELIZABETH AVE WESTFIELD, NJ	07090	120 ELIZABETH AVE	
4813	5		2	STAGAARD JEANNETTE 124 ELIZABETH AVE WESTFIELD, NJ	07090	124 ELIZABETH AVE	
4813	6		2	ISGRO, JOHN & ROBERTA - 1 128 ELIZABETH AVE WESTFIELD, NJ	LOEWE , L 07090	128 ELIZABETH AVE	
4813	7		150	UNION COUNTY TORAH CENTE 922 BOYNTON AVE WESTFIELD, NJ	R, INC. 07090	916 BOYNTON AVE	
4813	8		150	UNION COUNTY TORAH CENTE 922 BOYNTON AVE WESTFIELD, NJ	R, INC. 07090	922 BOYNTON AVE	
4813	9		15F	MANOR PARK SWIM CLUB P O BOX 321 WESTFIELD, N J	07090	129 PINE CIR	
4813	29		150	UNION COUNTY TORAH CENTE 922 BOYNTON AVE WESTFIELD, NJ	R, INC. 07090	111 LAUREL PL	
4813	30		2	VERA, JORGE S & NORMA B 947 CENTRAL AVE WESTFIELD, NJ	07090	947 CENTRAL AVE	
4813	31		2	DRAGAN, LAURENTIU & MAGE 941 CENTRAL AVE WESTFIELD, NJ	07090	941 CENTRAL AVE	
4813	32		2	923 CENTRAL AVENUE, LLC 923 CENTRAL AVE WESTFIELD, NJ	07090	923 CENTRAL AVE	
4813	33		2	URBANSKI, J - ZANGRANDO 921 CENTRAL AVE WESTFIELD, NJ	, M - A (L1 07090	E) 921 CENTRAL AVE	
4813	34		2	DELMONACO, NICHOLAS 70 LIVINGSTON AVE CRANFORD, NJ	07016	919 CENTRAL AVE	
4813	35		2	D'ATRIO, GARY & NANCY E 915 CENTRAL AVE WESTFIELD, NJ	TUCKER 07090	915 CENTRAL AVE	
4813	36		2	ZHANG, ZHIXIAN 911 CENTRAL AVE WESTFIELD, NJ	07090	911 CENTRAL AVE	









Stephen F. Hehl

Anita Lynn James Diane Stolbach Joshua J. Koodray Lisa E. Lomelo Michael P. Bonner 370 CHESTNUT STREET UNION, NJ 07083 TEL: (908) 687-7000

TEL: (908) 687-7000 FAX: (908) 687-7028

www.lawjw.com

June 8, 2020

Via E-mail: ljacus@westfieldnj.gov

Town of Westfield Planning Board Attn: Linda Jacus, Board Secretary 959 North Avenue West Westfield, NJ 07090

RE: PB-19-10

923 Central Avenue, L.L.C.

923 Central Avenue Block 4813 Lot 32

Dear Ms. Jacus:

To supplement our original submission, attached hereto please find a copy of the report from engineering and construction (structural engineers) in connection with our structural engineers. The purpose of this submission is to support the applicant's position that the house located at the premises should be demolished.

Please advise with any comments.

Thank you.

Very truly yours,

STEPHEN E. HEHI

SFH:ic

cc: Donald Sammet, Planner (Via E-mail: <u>dsammet@westfieldnj.go</u>)
Alan Trembulak, Esq. (Via E-mail: <u>atrembulak@montclairlaw.com</u>)

923 Central Avenue, L.L.C. 923 Central Avenue Page 2 of 2

Ken Abraham (Via E-mail: activeab@hotmail.com)

James Watson, P.L.S., P.P. (Via E-mail: jwatson@ekaassociates.com)

Thomas J. Quinn, P.E. (Via E-mail: tquinn@ekaassociates.com)

Matthew Wellinger, P.E. (Via E-mail: mwellinger@ekaassociates.com)

Encls.



1670 Route 34 N Suite 3A Wall Twp., NJ 07727 Fel 732-282-0014 Fax 732-282-1102

13 March 2020

Kenneth Abraham 923 Central Avenue Westfield, NJ

Re:

Block 4813; Lot 32 923 Central Avenue Westfield, NJ

Dear Mr. Abraham:

3D Engineering & Construction Corp. performed a visual inspection of the structure on 13 March, 2020 at your request. Specifically, 3D Engineering was tasked with determining the extent of construction work required to structurally repair and renovate the home.

The two-story single-family home was reportedly constructed in 1754. The home is framed and is supported by an original stone foundation. The foundation appears to be in overall fair condition however it likely experienced post construction differential settlement. The floors are out of level by 2.5 inches in several areas.

First floor framing is visible from the basement. Framing is typical for the construction period of the time however joist spacing varies between 18" and 30". Sill plates are not present. Joists were set directly in masonry elements.

Ceiling heights are not compliant with modern standards. A 7'-0" clear height exists on the first floor however the clear height in the second floor is 6'-8".

Given the significant deficiencies that exist, including unlevel floors, substandard framing, and ceiling heights, we do not believe it would be cost effective to repair and remodel the home. The condition of the home does not meet current construction standards. Correcting these problems would likely require that the majority of the structure be demolished and rebuilt. It is not likely feasible to renovate the structure.

Should you have any question please feel free to contact me.

Very truly yours.

Lino A. DeAlmeida IN, P.E.

NJ GE49375



1670 Route 34 N Suite 3A Wall Lyp., NJ 0772: Tel 732-282-0014 Fax 732-282-1102

Principal

PHOTOS



Front View



Rear View



1670 Route 34 N Suite 3A Wall Twp. NJ 07727 Tel 732-282-0014 Fax 732-282-1102



First Floor Framing